

VAMC COST GUIDE - BUILDING TYPE

VISN 1: VA New England Healthcare System

CURRENT BUILDING ONLY CONSTRUCTION UNIT COST PER SQUARE FOOT

USE FOR PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Facilities Planning, Cost Estimating Service (003C2C)

Date Prepared: April 2012.

Index Basis: Boeckh Index = MAR-APR 2012.

Location	Boeckh Indexes	Medical Center				Ambulatory Care				Clinical Improvements			
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation
Bedford, MA	3,676.0	\$511	\$399	\$259	\$136	\$442	\$345	\$224	\$118	\$498	\$386	\$251	\$132
Brockton, MA	3,676.0	\$511	\$399	\$259	\$136	\$442	\$345	\$224	\$118	\$498	\$386	\$251	\$132
Jamaica Plain, MA	3,676.0	\$511	\$399	\$259	\$136	\$442	\$345	\$224	\$118	\$498	\$386	\$251	\$132
Manchester, NH	2,904.4	\$404	\$315	\$205	\$108	\$350	\$273	\$177	\$93	\$393	\$305	\$198	\$104
Newington, CT	3,327.9	\$463	\$361	\$235	\$123	\$401	\$312	\$203	\$107	\$451	\$349	\$227	\$119
Northampton, MA	3,046.1	\$424	\$331	\$215	\$113	\$367	\$286	\$186	\$98	\$413	\$320	\$208	\$109
Providence, RI	3,308.8	\$460	\$359	\$233	\$123	\$398	\$311	\$202	\$106	\$448	\$347	\$226	\$118
Togus, ME	2,688.2	\$374	\$292	\$190	\$100	\$324	\$252	\$164	\$86	\$364	\$282	\$183	\$96
West Haven, CT	3,285.1	\$457	\$357	\$232	\$122	\$395	\$308	\$200	\$105	\$445	\$345	\$224	\$118
West Roxbury, MA	3,676.0	\$511	\$399	\$259	\$136	\$442	\$345	\$224	\$118	\$498	\$386	\$251	\$132
White River Junction, VT	2,796.1	\$389	\$303	\$197	\$104	\$337	\$263	\$171	\$90	\$379	\$293	\$191	\$100
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

NOTES:

Costs shown are for building construction only. Additional costs to be considered include: Pre-Design allowance; escalation to contract award date; construction contingencies; technical services; impact costs; utility agreements; site improvements; site utilities; CM fees; and current local market conditions.

Costs are as of the time of BOECKH Index period shown. Adjust to latest available BOECKH Index. Multiply unit costs by the current BOECKH Index and divide by the index shown in table.

Allow additional funds for known adverse sub-surface conditions, seismic, hurricane loading and phasing, etc.

Federally mandated Physical Security, Sustainability, and Energy Reduction requirements are INCLUDED in the building unit costs.

For new sites that are required to meet Mission Critical security standards allow additional funds for increased site utility requirements and protective features outside the building line.

Sitework and site utility costs will vary greatly for each project. Early identification of requirements is critical.

For conceptual estimates on projects up to \$25M, 15% added building cost is a reasonable rule of thumb for sitework and site utilities. Factor may decrease to 10% for larger projects.

MARKET CONDITIONS:

Changes in market conditions will impact pricing. Estimators must conduct research into conditions such as: construction volume expected in the area; probable bid competition; availability of labor, materials, and equipment; and impacts of national and international markets.

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Location	Boeckh Indexes	Bed Tower Replacement				Domiciliary				Stand Alone Outpatient Clinic			
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation
Bedford, MA	3,676.0	\$528	\$422	\$274	\$144	\$306	\$210	\$136	\$72	\$422	\$325	\$211	\$111
Brockton, MA	3,676.0	\$528	\$422	\$274	\$144	\$306	\$210	\$136	\$72	\$422	\$325	\$211	\$111
Jamaica Plain, MA	3,676.0	\$528	\$422	\$274	\$144	\$306	\$210	\$136	\$72	\$422	\$325	\$211	\$111
Manchester, NH	2,904.4	\$417	\$334	\$217	\$114	\$242	\$166	\$108	\$57	\$334	\$257	\$167	\$88
Newington, CT	3,327.9	\$478	\$382	\$248	\$130	\$277	\$190	\$124	\$65	\$382	\$294	\$191	\$100
Northampton, MA	3,046.1	\$437	\$350	\$227	\$119	\$253	\$174	\$113	\$59	\$350	\$269	\$175	\$92
Providence, RI	3,308.8	\$475	\$380	\$247	\$130	\$275	\$189	\$123	\$64	\$380	\$292	\$190	\$100
Togus, ME	2,688.2	\$386	\$309	\$201	\$105	\$224	\$154	\$100	\$52	\$309	\$238	\$154	\$81
West Haven, CT	3,285.1	\$472	\$377	\$245	\$129	\$273	\$188	\$122	\$64	\$377	\$290	\$189	\$99
West Roxbury, MA	3,676.0	\$528	\$422	\$274	\$144	\$306	\$210	\$136	\$72	\$422	\$325	\$211	\$111
White River Junction, VT	2,796.1	\$402	\$321	\$209	\$110	\$233	\$160	\$104	\$54	\$321	\$247	\$161	\$84
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Acute Psychiatric				Mental Health				Polytrauma			
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation
Bedford, MA	3,676.0	\$524	\$419	\$272	\$143	\$433	\$338	\$219	\$115	\$499	\$394	\$256	\$134
Brockton, MA	3,676.0	\$524	\$419	\$272	\$143	\$433	\$338	\$219	\$115	\$499	\$394	\$256	\$134
Jamaica Plain, MA	3,676.0	\$524	\$419	\$272	\$143	\$433	\$338	\$219	\$115	\$499	\$394	\$256	\$134
Manchester, NH	2,904.4	\$414	\$331	\$215	\$113	\$342	\$267	\$173	\$91	\$395	\$311	\$202	\$106
Newington, CT	3,327.9	\$475	\$379	\$246	\$129	\$392	\$306	\$199	\$104	\$452	\$356	\$232	\$122
Northampton, MA	3,046.1	\$434	\$347	\$225	\$118	\$359	\$280	\$182	\$95	\$414	\$326	\$212	\$111
Providence, RI	3,308.8	\$472	\$377	\$245	\$129	\$390	\$304	\$197	\$104	\$449	\$354	\$230	\$121
Togus, ME	2,688.2	\$383	\$306	\$199	\$104	\$317	\$247	\$160	\$84	\$365	\$288	\$187	\$98
West Haven, CT	3,285.1	\$468	\$374	\$243	\$128	\$387	\$302	\$196	\$103	\$446	\$352	\$229	\$120
West Roxbury, MA	3,676.0	\$524	\$419	\$272	\$143	\$433	\$338	\$219	\$115	\$499	\$394	\$256	\$134
White River Junction, VT	2,796.1	\$399	\$318	\$207	\$109	\$330	\$257	\$167	\$88	\$380	\$299	\$195	\$102
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Spinal Cord Injury (SCI)				Nursing Home Care Unit (NHCU)				Blind Rehabilitation			
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation
Bedford, MA	3,676.0	\$456	\$370	\$241	\$126	\$418	\$332	\$216	\$113	\$453	\$346	\$225	\$118
Brockton, MA	3,676.0	\$456	\$370	\$241	\$126	\$418	\$332	\$216	\$113	\$453	\$346	\$225	\$118
Jamaica Plain, MA	3,676.0	\$456	\$370	\$241	\$126	\$418	\$332	\$216	\$113	\$453	\$346	\$225	\$118
Manchester, NH	2,904.4	\$360	\$293	\$190	\$100	\$330	\$263	\$171	\$90	\$358	\$273	\$178	\$93
Newington, CT	3,327.9	\$413	\$335	\$218	\$114	\$379	\$301	\$196	\$103	\$410	\$313	\$204	\$107
Northampton, MA	3,046.1	\$378	\$307	\$200	\$105	\$347	\$275	\$179	\$94	\$376	\$287	\$186	\$98
Providence, RI	3,308.8	\$411	\$333	\$217	\$114	\$376	\$299	\$194	\$102	\$408	\$312	\$202	\$106
Togus, ME	2,688.2	\$334	\$271	\$176	\$92	\$306	\$243	\$158	\$83	\$332	\$253	\$165	\$86
West Haven, CT	3,285.1	\$408	\$331	\$215	\$113	\$374	\$297	\$193	\$101	\$405	\$309	\$201	\$106
West Roxbury, MA	3,676.0	\$456	\$370	\$241	\$126	\$418	\$332	\$216	\$113	\$453	\$346	\$225	\$118
White River Junction, VT	2,796.1	\$347	\$282	\$183	\$96	\$318	\$253	\$164	\$86	\$345	\$263	\$171	\$90
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Research - Heavy; Wet labs & Animal				Surgery and PACU				Research - Normal; Mix Heavy & Offices			
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation
Bedford, MA	3,676.0	\$792	\$673	\$437	\$230	\$702	\$575	\$374	\$196	\$571	\$485	\$315	\$165
Brockton, MA	3,676.0	\$792	\$673	\$437	\$230	\$702	\$575	\$374	\$196	\$571	\$485	\$315	\$165
Jamaica Plain, MA	3,676.0	\$792	\$673	\$437	\$230	\$702	\$575	\$374	\$196	\$571	\$485	\$315	\$165
Manchester, NH	2,904.4	\$626	\$532	\$346	\$181	\$555	\$454	\$295	\$155	\$451	\$383	\$249	\$131
Newington, CT	3,327.9	\$717	\$609	\$396	\$208	\$636	\$521	\$338	\$178	\$517	\$439	\$285	\$150
Northampton, MA	3,046.1	\$656	\$558	\$362	\$190	\$582	\$476	\$310	\$163	\$473	\$402	\$261	\$137
Providence, RI	3,308.8	\$713	\$606	\$394	\$207	\$632	\$518	\$336	\$177	\$514	\$436	\$284	\$149
Togus, ME	2,688.2	\$579	\$492	\$320	\$168	\$513	\$420	\$273	\$143	\$418	\$354	\$230	\$121
West Haven, CT	3,285.1	\$708	\$601	\$391	\$205	\$627	\$514	\$334	\$175	\$511	\$433	\$282	\$148
West Roxbury, MA	3,676.0	\$792	\$673	\$437	\$230	\$702	\$575	\$374	\$196	\$571	\$485	\$315	\$165
White River Junction, VT	2,796.1	\$602	\$512	\$333	\$175	\$534	\$437	\$284	\$149	\$435	\$369	\$240	\$126
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Administration Space Housed in Main Hospital				Parking Garage				Surface Parking - Priced Per Parking Space			
		New	Total Renovation	Medium Renovation	Light Renovation	New	Total Renovation	Medium Renovation	Light Renovation	New Space			
Bedford, MA	3,676.0	\$322	\$252	\$164	\$86	\$74	\$33	\$22	\$11	\$4,190	\$0	\$0	\$0
Brockton, MA	3,676.0	\$322	\$252	\$164	\$86	\$74	\$33	\$22	\$11	\$4,190	\$0	\$0	\$0
Jamaica Plain, MA	3,676.0	\$322	\$252	\$164	\$86	\$74	\$33	\$22	\$11	\$4,190	\$0	\$0	\$0
Manchester, NH	2,904.4	\$255	\$199	\$129	\$68	\$59	\$26	\$17	\$9	\$3,311	\$0	\$0	\$0
Newington, CT	3,327.9	\$292	\$228	\$148	\$78	\$67	\$30	\$19	\$10	\$3,794	\$0	\$0	\$0
Northampton, MA	3,046.1	\$267	\$209	\$136	\$71	\$62	\$27	\$18	\$9	\$3,472	\$0	\$0	\$0
Providence, RI	3,308.8	\$290	\$227	\$147	\$77	\$67	\$30	\$19	\$10	\$3,772	\$0	\$0	\$0
Togus, ME	2,688.2	\$236	\$184	\$120	\$63	\$54	\$24	\$16	\$8	\$3,064	\$0	\$0	\$0
West Haven, CT	3,285.1	\$288	\$225	\$146	\$77	\$66	\$30	\$19	\$10	\$3,745	\$0	\$0	\$0
West Roxbury, MA	3,676.0	\$322	\$252	\$164	\$86	\$74	\$33	\$22	\$11	\$4,190	\$0	\$0	\$0
White River Junction, VT	2,796.1	\$245	\$192	\$125	\$65	\$57	\$25	\$16	\$9	\$3,187	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Warehouses -w/ Offices											
		New	Total Renovation	Medium Renovation	Light Renovation								
Bedford, MA	3,676.0	\$252	\$182	\$118	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Brockton, MA	3,676.0	\$252	\$182	\$118	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Jamaica Plain, MA	3,676.0	\$252	\$182	\$118	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Manchester, NH	2,904.4	\$199	\$143	\$93	\$49	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Newington, CT	3,327.9	\$228	\$164	\$107	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Northampton, MA	3,046.1	\$209	\$150	\$98	\$51	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Providence, RI	3,308.8	\$227	\$163	\$106	\$56	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Togus, ME	2,688.2	\$184	\$133	\$86	\$45	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Haven, CT	3,285.1	\$225	\$162	\$105	\$55	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
West Roxbury, MA	3,676.0	\$252	\$182	\$118	\$62	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
White River Junction, VT	2,796.1	\$191	\$138	\$90	\$47	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Location	Boeckh Indexes	Demolition Cost for an Existing Building				Leased Space - Need To Provide Specific Build-Out				Operating and Mothball Costs			
		Demolition Cost Only	Haul & Dump			Yearly Rate Per Square Foot				"Full" Operational Costs	Adjacent Mothball Costs	Stand Alone Mothball Costs	
Bedford, MA	3,676.0	\$13.55	\$15.38	\$0.00	\$0.00	\$48.21	\$0.00	\$0.00	\$0.00	\$29.85	\$17.42	\$8.01	\$0.00
Brockton, MA	3,676.0	\$13.55	\$15.38	\$0.00	\$0.00	\$48.21	\$0.00	\$0.00	\$0.00	\$29.85	\$17.42	\$8.01	\$0.00
Jamaica Plain, MA	3,676.0	\$13.55	\$15.38	\$0.00	\$0.00	\$48.21	\$0.00	\$0.00	\$0.00	\$29.85	\$17.42	\$8.01	\$0.00
Manchester, NH	2,904.4	\$10.71	\$12.15	\$0.00	\$0.00	\$38.09	\$0.00	\$0.00	\$0.00	\$23.58	\$13.76	\$6.33	\$0.00
Newington, CT	3,327.9	\$12.27	\$13.93	\$0.00	\$0.00	\$43.65	\$0.00	\$0.00	\$0.00	\$27.02	\$15.77	\$7.26	\$0.00
Northampton, MA	3,046.1	\$11.23	\$12.75	\$0.00	\$0.00	\$39.95	\$0.00	\$0.00	\$0.00	\$24.74	\$14.43	\$6.64	\$0.00
Providence, RI	3,308.8	\$12.20	\$13.85	\$0.00	\$0.00	\$43.40	\$0.00	\$0.00	\$0.00	\$26.87	\$15.68	\$7.21	\$0.00
Togus, ME	2,688.2	\$9.91	\$11.25	\$0.00	\$0.00	\$35.26	\$0.00	\$0.00	\$0.00	\$21.83	\$12.74	\$5.86	\$0.00
West Haven, CT	3,285.1	\$12.11	\$13.75	\$0.00	\$0.00	\$43.09	\$0.00	\$0.00	\$0.00	\$26.68	\$15.57	\$7.16	\$0.00
West Roxbury, MA	3,676.0	\$13.55	\$15.38	\$0.00	\$0.00	\$48.21	\$0.00	\$0.00	\$0.00	\$29.85	\$17.42	\$8.01	\$0.00
White River Junction, VT	2,796.1	\$10.31	\$11.70	\$0.00	\$0.00	\$36.67	\$0.00	\$0.00	\$0.00	\$22.71	\$13.25	\$6.10	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

NOTES:

Costs shown are for building construction only. Additional costs to be considered include: Pre-Design allowance; escalation to contract award date; construction contingencies; technical services; impact costs; utility agreements; site improvements; site utilities; CM fees; and current local market conditions.

Costs are as of the time of BOECKH Index period shown. Adjust to latest available BOECKH Index. Multiply unit costs by the current BOECKH Index and divide by the index shown in table.

"Demolition Costs Only" is based on razing the entire structure and disposing of the waste material on-site. Haul & Dump is not included. Hazardous material abatement is not included.

"Haul & Dump" includes cost for a 20 mile haul and the appropriate dump fees for construction materials. Disposal of hazardous materials is not included. Additional funds should be included for known adverse conditions, length of haul, inflated dump fees, closed dump and refuge facilities

To calculate savings for mothballed structures, subtract which type of "Mothballing" is being utilized (Adjacent or Stand Alone) from the "Full" Operating Costs.

The "Full" Operating Costs include: Electric, water, gas, sewage, major systems maintenance, building shell maintenance, janitorial, and security

Based on the type of "Mothballing" to be used, percentages have been utilized to account for maintaining the integrity of the building envelope, maintaining non-freezing conditions for sprinklers & utilities, maintenance, security, and ensuring JHCO compliance

Leasing yearly rates only includes: land, site improvements, building shell, taxes, utilities, insurance, shell and outside maintenance -

Similar to a sole occupancy of a "Spec" building - HOUSEKEEPING COSTS ARE NOT INCLUDED - Assumes normal operating days and hours - NOT 24/7

Lease cost does not include initial build out (tenant improvement) of space for the specific function. To calculate build out cost, use "Total Renovation" cost for the specific building type.

MARKET CONDITIONS:

Changes in market conditions will impact pricing. Estimators must conduct research into conditions such as: construction volume expected in the area; probable bid competition; availability of labor, materials, and equipment; and impacts of national and international markets.

For additional assistance, contact Jay Sztuk (00CFM1B) at jay.sztuk@va.gov or at 202-632-5614.

VAMC COST GUIDE - BUILDING TYPE

VISN 1: VA New England Healthcare System

CURRENT BUILDING ONLY CONSTRUCTION UNIT COST PER SQUARE FOOT

USE FOR PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Facilities Planning, Cost Estimating Service (003C2C)

Date Prepared: April 2012.

Index Basis: Boeckh Index = MAR-APR 2012.

Location	Boeckh Indexes	Roof Replacement				Modernize Restrooms for UFAS / ADA				Fire Alarms			
		EDPM	Built Up	Shingles	Metal	Total Renovation				New	Total Renovation		
Bedford, MA	3,676.0	\$12.96	\$12.37	\$7.94	\$10.44	\$323.55	\$0.00	\$0.00	\$0.00	\$11.14	\$13.10	\$0.00	\$0.00
Brockton, MA	3,676.0	\$12.96	\$12.37	\$7.94	\$10.44	\$323.55	\$0.00	\$0.00	\$0.00	\$11.14	\$13.10	\$0.00	\$0.00
Jamaica Plain, MA	3,676.0	\$12.96	\$12.37	\$7.94	\$10.44	\$323.55	\$0.00	\$0.00	\$0.00	\$11.14	\$13.10	\$0.00	\$0.00
Manchester, NH	2,904.4	\$10.24	\$9.77	\$6.28	\$8.25	\$255.63	\$0.00	\$0.00	\$0.00	\$8.80	\$10.35	\$0.00	\$0.00
Newington, CT	3,327.9	\$11.73	\$11.20	\$7.19	\$9.45	\$292.91	\$0.00	\$0.00	\$0.00	\$10.08	\$11.86	\$0.00	\$0.00
Northampton, MA	3,046.1	\$10.74	\$10.25	\$6.58	\$8.65	\$268.11	\$0.00	\$0.00	\$0.00	\$9.23	\$10.85	\$0.00	\$0.00
Providence, RI	3,308.8	\$11.67	\$11.13	\$7.15	\$9.39	\$291.23	\$0.00	\$0.00	\$0.00	\$10.03	\$11.79	\$0.00	\$0.00
Togus, ME	2,688.2	\$9.48	\$9.04	\$5.81	\$7.63	\$236.60	\$0.00	\$0.00	\$0.00	\$8.15	\$9.58	\$0.00	\$0.00
West Haven, CT	3,285.1	\$11.58	\$11.05	\$7.10	\$9.33	\$289.14	\$0.00	\$0.00	\$0.00	\$9.95	\$11.71	\$0.00	\$0.00
West Roxbury, MA	3,676.0	\$12.96	\$12.37	\$7.94	\$10.44	\$323.55	\$0.00	\$0.00	\$0.00	\$11.14	\$13.10	\$0.00	\$0.00
White River Junction, VT	2,796.1	\$9.86	\$9.41	\$6.04	\$7.94	\$246.10	\$0.00	\$0.00	\$0.00	\$8.47	\$9.96	\$0.00	\$0.00
		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

NOTES:

Costs shown are for building construction only. Additional costs to be considered include: Pre-Design allowance; escalation to contract award date; construction contingencies; technical services; impact costs; utility agreements; site improvements; site utilities; CM fees; and current local market conditions.

Costs are as of the time of BOECKH Index period shown. Adjust to latest available BOECKH Index. Multiply unit costs by the current BOECKH Index and divide by the index shown in table.

Roof replacement costs do not include asbestos removal or disposal. Verify presence of asbestos in existing roof and include additional funds as necessary.

MARKET CONDITIONS:

Changes in market conditions will impact pricing. Estimators must conduct research into conditions such as: construction volume expected in the area; probable bid competition; availability of labor, materials, and equipment; and impacts of national and international markets.

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VAMC COST GUIDE - BUILDING TYPE

VISN 1: VA New England Healthcare System

CURRENT BUILDING ONLY CONSTRUCTION UNIT COST PER SQUARE FOOT

USE FOR PLANNING PURPOSES ONLY - NOT FOR BUDGETING

PREPARED BY: Office of Facilities Planning, Cost Estimating Service (003C2C)

Date Prepared: April 2012.

Index Basis: Boeckh Index = MAR-APR 2012.

Location	Boeckh Indexes	Escalation Rates				
		2013	2014	2015	2016	2017
Bedford, MA	3,676.0	3.00%	4.00%	5.00%	5.00%	5.00%
Brockton, MA	3,676.0	3.00%	4.00%	5.00%	5.00%	5.00%
Jamaica Plain, MA	3,676.0	3.00%	4.00%	5.00%	5.00%	5.00%
Manchester, NH	2,904.4	3.00%	4.00%	5.00%	5.00%	5.00%
Newington, CT	3,327.9	3.00%	4.00%	5.00%	5.00%	5.00%
Northampton, MA	3,046.1	3.00%	4.00%	5.00%	5.00%	5.00%
Providence, RI	3,308.8	3.00%	4.00%	5.00%	5.00%	5.00%
Togus, ME	2,688.2	3.00%	4.00%	5.00%	5.00%	5.00%
West Haven, CT	3,285.1	3.00%	4.00%	5.00%	5.00%	5.00%
West Roxbury, MA	3,676.0	3.00%	4.00%	5.00%	5.00%	5.00%
White River Junction, VT	2,796.1	3.00%	4.00%	5.00%	5.00%	5.00%

NOTES:

When using the above Escalation Rates over a number of years. These will need to be compounded to show true escalation.

MARKET CONDITIONS:

Changes in market conditions will impact pricing. Estimators must conduct research into conditions such as: construction volume expected in the area; probable bid competition; availability of labor, materials, and equipment; and impacts of national and international markets.

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